AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 16, 2014

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on TUESDAY, DECEMBER 16, 2014 at 6:00 P.M. in the First Floor Hearing Room of the Department of Building & Zoning Services, 757 Carolyn Avenue.

The Board of Zoning Adjustment hears requests for Special Permits, Appeals and Variances to the requirements of the Columbus Zoning Code, Title 33, of the Columbus City Codes. The Board does not hear applications to amend the Official Zoning Map. Specific case information may be obtained by contacting the Department of Building & Zoning Services, 757 Carolyn Avenue, 645-4522.

SPECIAL NOTE TO THE APPLICANT: It is important that you or your representative be present at the public hearing. It is the rule of the Board to dismiss an application when a representative is not present.

Meeting Accommodations: It is the policy of the City of Columbus that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City’s ADA Coordinator at (614) 645-7671 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

1. Application No.: 14310-00717
   Location: 3382 RIVERSIDE DRIVE (43202), located at the southeast corner of Riverside Drive and Delhi Avenue
   Area Comm./Civic: Clintonville Area Commission
   Existing Zoning: R-2F, Residential District
   Request: Variance(s) to Section(s): 3332.26, Minimum side yard permitted.
   To reduce the minimum side yard from 5 feet to 11 inches.
   3332.27, Rear yard.
   To reduce the required rear yard from 25% to 22%.
   Proposal: To cover an existing basement stairwell
   Applicant(s): Ted E. Wilkinson
   PO Box 14346
   Columbus, Ohio 43214
   Property Owner(s): Applicant
   Case Planner: Jamie Freise, 645-6350
   E-mail: JFFreise@Columbus.gov
2. Application No.: 14310-00720  
Location: 3666 OLENTANGY BOULEVARD (43214), located on the east side of Olentangy Boulevard, approximately 135 feet south of Montrose Way.  
Area Comm./Civic: Clintonville Area Commission  
Existing Zoning: R-3, Residential District  
Request: Variance(s) to Section(s): 3332.38, Private garage.  
Proposal: To increase the allowable height of a detached garage from 12 feet, 8 inches to 17 feet, 2 inches.  
Applicant(s): Stephen & Deborah Ryan  
3666 Olentangy Boulevard  
Columbus, Ohio  43214  
Property Owner(s): Same as applicant.  
Case Planner: David J. Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov

3. Application No.: 14310-00721  
Location: 514 WILSON AVENUE (43205), located at the northeast corner of Fulton Street & Wilson Avenue.  
Area Comm./Civic: Near East Area Commission  
Existing Zoning: R-3, Residential District  
Request: Variance(s) to Section(s): 3332.38, Private garage.  
Proposal: To increase the allowable height of a detached garage from a maximum of 15 feet to 20 feet and to increase the allowable square footage of a detached garage from 720 square feet to 806 square feet.  
Applicant(s): Thomas D. Shelby  
1592 Granville Street  
Columbus, Ohio  43203  
Property Owner(s): Adolphus Taylor, Jr.  
414 Wilson Avenue  
Columbus, Ohio  43205  
Case Planner: David J. Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov
4. Application No.: 14310-00726  
Location: 708 SOUTH 5TH STREET (43206), located on the east side of South 5th Street, 61.5 feet south of Alexander Alley.  
Area Comm./Civic: German Village Commission  
Existing Zoning: R-2F, Residential District  
Request: Variances(s) to Section(s):  
3332.38, Private garage.  
To allow a detached garage to contain habitable space.  
3332.35, Accessory building.  
To allow an accessory building (a detached garage) to contain habitable space which is not ordinarily appurtenant to the allowable principal use.  
3332.28, Side or rear yard obstruction.  
To allow the placement of an air-conditioner condenser unit in the side yard which obstructs the finished grade from the ground to the sky.  
3332.26, Minimum side yard required.  
To reduce the minimum side yard from 3 feet to 1 foot for the placement of an air-conditioner condenser unit.  
Proposal: To create a home office space above a single-car, detached garage.  
Applicant(s): William Hugus Architects, Limited  
750 Mohawk Street  
Columbus, Ohio 43206  
Property Owner(s): Douglas J. Preisse  
708 South 5th Street  
Columbus, Ohio 43206  
Case Planner: David J. Reiss, 645-7973  
E-mail: DJReiss@Columbus.gov

5. Application No.: 14310-00727  
Location: 700 SOUTH 5TH STREET (43206), located at the southeast corner of Alexander Alley & South 5th Street.  
Area Comm./Civic: German Village Commission  
Existing Zoning: R-2F, Residential District  
Request: Variances(s) to Section(s):  
3332.38, Private garage.  
To allow a detached garage to exceed the allowable area of 720 square feet by 132 square feet; to allow a total garage area of 852 square feet. Also, to allow habitable space of 458 square feet attached to the garage.  
3332.35, Accessory building.  
To allow an accessory building (a detached garage) to contain habitable space which is not ordinarily appurtenant to the allowable principal use.  
3332.26, Minimum side yard required.  
To reduce the minimum side yards from 5 feet to 3 feet on the south sides and to 0 feet on the north sides of the principal structure and detached garage.  
3332.25, Maximum side yards required.  
To reduce the maximum side yards from 8.2 feet to 3 feet for the principal structure and garage.
Proposal: To construct a 933 square foot addition on to a single-family dwelling; to convert 458 square feet of existing detached garage space into a guest bedroom and; to add 484 square feet of additional garage space onto an existing 368 square foot garage space.

Applicant(s): William Hugus Architects, Limited
750 Mohawk Street
Columbus, Ohio  43206

Property Owner(s): Susan & Jack Kasey
225 Lear Street
Columbus, Ohio  43206

Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

6. Application No.: 14310-00728
Location: 955 NORTH 6TH STREET (43201), located on the west side of North 6th Street, approximately 50 feet north of East 2nd Avenue.
Area Comm./Civic: Italian Village Commission
Existing Zoning: R-4, Residential District
Request: Variances(s) to Section(s):
3332.15, R-4 area district requirements.
To reduce the minimum lot area from 5,000 square feet to 3,426 square feet for lot 1 and to 3,433 square feet for lot 2.
3332.05, Area district lot width requirements.
To reduce the minimum lot widths for lots 1 & 2 from 50 feet to 39 feet, each.
3312.25, Maneuvering.
To reduce the required vehicular maneuvering area from 20 feet to 15 feet for lots 1 & 2.
3312.13, Driveway.
To reduce the minimum driveway widths for lots 1 & 2 from 10 feet to 5 feet, each. (This will be a 10 foot wide, shared driveway.)

Proposal: To construct two, two-story single-family dwellings.
Applicant(s): 955 North Sixth Street; c/o Jackson B. Reynolds, III; Smith & Hale, L.L.C.
37 West Broad Street, Suite 460
Columbus, Ohio  43215

Property Owner(s): 955 North Sixth Street, Limited Liability Corporation
5695 Avery Road
Dublin, Ohio  43016

Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
7. Application No.: 14310-00731
Location: 5411 BETHEL-SAWMILL CENTER (43017), located at the northwest corner of Bethel Road and Sawmill Road
Area Comm./Civic: Northeast Civic Association
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.25, Maneuvering
   To allow maneuvering across property lines.
3312.29, Parking space.
   To reduce the size of a parking space from 9 feet x 18 feet to 8.8 feet x 15 feet.
3312.21, Landscaping and screening.
   To not provide landscaping or screening for parking spaces located behind the center.
3312.49, Minimum numbers of parking spaces required.
   To reduce the total number parking spaces from 186 to 179.
Proposal: A change of use from retail to restaurant and to comply outstanding code issues.
Applicant(s): Bethel-Sawmill Properties, LLC
   PO Box 13753
   Columbus, Ohio 43213
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

8. Application No.: 14310-00733
Location: 939-941 WEST BROAD STREET (43222), located at the southeast corner of West Broad Street and Hawkes Avenue
Area Comm./Civic: Franklinton Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
   To reduce the total number parking spaces from 26 to 5.
3312.21, Landscaping and screening.
   To not provide landscaping or screening on the west side of the lot.
Proposal: A change of use from retail to bar/restaurant use.
Applicant(s): Franklinton Development Association
   480 West Town Street
   Columbus, Ohio 43215
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
9. **Application No.**: 14310-00734  
**Location**: 2018 MARBLE CLIFF CROSSING COURT (43204), located at the terminus of Marble Cliff Crossing Court, at Trabue Road.  
**Area Comm./Civic**: None  
**Existing Zoning**: PUD-4, Planned Unit Development District  
**Request**: Variances(s) to Section(s): 3345.12, Site plan requirements for showing parcels for dwelling units and multiple family buildings.  
To reduce the minimum lot width requirement from 60 feet to 38.87 feet for Lot 37A and to 47.92 feet for Lot 37B for detached single-family dwellings.  
**Proposal**: To permit the construction of two, detached, single-family dwellings.  
**Applicant(s)**: To Lakeshore Drive, Limited Liability Corporation; c/o Donald Plank; Plank Law Firm  
145 East Rich Street, 3rd Floor  
Columbus, Ohio 43235  
**Property Owner(s)**: Same as applicant.  
**Case Planner**: David J. Reiss, 645-7973  
**E-mail**: DJReiss@Columbus.gov

10. **Application No.**: 14310-00661  
**Location**: 1191 FIELDS AVENUE (43201), located on the west side of Fields Avenue, approximately 560 feet north of East Fifth Avenue.  
**Area Comm./Civic**: Milo-Grogan Area Commission  
**Existing Zoning**: M, Manufacturing District  
**Request**: Variance(s) to Section(s): 3363.41(B), Storage.  
To allow open storage within 30 feet of a street right of way and within 20 feet of other property lines, and to allow a temporary recycling area to not be enclosed with a fence or greenbelt.  
**Proposal**: To allow the open storage of materials in an existing recycling and salvage yard.  
**Applicant(s)**: Rumpke & Rumpke, c/o Smith & Hale, LLC David Hodge, Atty.  
37 West Broad Street  
Columbus, Ohio 43215  
**Property Owner(s)**: Rumpke & Rumpke, LLC  
10795 Hughes Road  
Cincinnati, Ohio 45251  
**Case Planner**: Jamie Freise, 645-6350  
**E-mail**: JFFreise@Columbus.gov
11. **Application No.:** 14310-00254  
**Location:** 816 EAST NORTH BROADWAY (43224), located on the north side of East North Broadway, approximately 240 feet west of Reis Avenue.  
**Area Comm./Civic:** North Linden Area Commission  
**Existing Zoning:** R-3, Residential District  
**Request:** Variances(s) to Section(s):  
3312.27, Parking setback line. 
  To reduce the required parking setback from 25 feet to 6 feet (19 feet).  
3312.25, Maneuvering.  
  To provide insufficient maneuvering space to access a parking space; to reduce the actual amount of maneuvering space from 20 feet to 13 feet.  
3321.07, Landscaping.  
  To allow a parking space to be established in the required landscape area between the building line and the street right-of-way.  
3321.05, Vision clearance.  
  To allow a vehicle to be parked at a setback of 6 feet from the right-of-way instead of 10 feet from the right-of-way.  
3312.43, Required surface for parking.  
  To permit the use of gravel for a parking space instead of asphalt, concrete or another approved surface.  
**Proposal:** To establish a parking space in the required front yard of a single-family dwelling.  
**Applicant(s):** Rachel Bokor  
816 East North Broadway  
Columbus, Ohio 43224  
**Property Owner(s):** Same as applicant.  
**Case Planner:** David J. Reiss, 645-7973  
**E-mail:** DJReiss@Columbus.gov

12. **Application No.:** 14310-00567  
**Location:** 5661 LINWORTH ROAD (43235), located on the west side of Linworth Road, approximately 475 feet south of Godown Road.  
**Area Comm./Civic:** Northwest Civic Association  
**Existing Zoning:** RR, Residential District  
**Request:** Variance(s) to Section(s):  
3332.38, Private garage.  
  To increase the lot area devoted to a private garage from 720 square feet (1,036 square feet existing) to 1,116 square feet.  
**Proposal:** To raze an old shed and construct a new 396 square foot garage.  
**Applicant(s):** Thomas F. Christ  
5661 Linworth Road  
Columbus, Ohio 43235  
**Property Owner(s):** Applicant  
**Case Planner:** Jamie Freise, 645-6350  
**E-mail:** JFFreise@Columbus.gov
13. Application No.: 14310-00646
Location: 1850 WEST HENDERSON ROAD (43220), located on the north side of West Henderson Road, approximately 600 feet west of Reed Road.
Area Comm./Civic: Northwest Civic Association
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.11, Drive-up stacking area.
To reduce the width of a stacking aisle from 9 feet to 7 feet 7 inches and to not provide a by-pass lane.
Proposal: To add an additional drive-thru lane, an ATM lane and a by-pass lane for an existing bank.
Applicant(s): GPD Group, c/o Lynsey Ondecker
1801 Watermark Drive
Columbus, Ohio 43215
Property Owner(s): PNC Realty Services
115 East Broad Street
Columbus, Ohio 43251
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

14. Application No.: 14310-00692
Location: 1224 SOUTH HIGH STREET (43207), located on the east side of South High Street, approximately 50 ft. north of Hanford Street.
Area Comm./Civic: Columbus Southside Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of additional parking spaces from 10 to 0 (5 on site).
Proposal: To convert an art gallery to a billiards hall.
Applicant(s): Ran Dezalovski
3128 E. 17th Avenue
Columbus, Ohio 43219
Property Owner(s): Dezalovsky & Tall, LLC
3252 Mann Road
Blacklick, Ohio 43004
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov